



**EAGLE BEND
COMMUNITY DEVELOPMENT
DISTRICT**

**ST. LUCIE COUNTY
REGULAR BOARD MEETING
MARCH 27, 2025
2:00 P.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.eaglebendcdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT
10807 SW Tradition Square
Port St. Lucie, Florida 34987
REGULAR BOARD MEETING
March 27, 2025
2:00 P.M.
1 (800) 743-4099
PARTICIPANT PASSCODE: 0272729

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. August 29, 2024 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2023/2024 Amended Budget..Page 6
 - 2. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Proposed Budget...Page 9
 - 3. Consider Resolution No. 2025-03 – Registered Agent Change.....Page 15
- I. Administrative and Operational Matters
- J. Board Members & Staff Closing Comments
- K. Adjourn

AFFIDAVIT OF PUBLICATION

Laura Archer
Eagle Bend CDD
2501 Burns Road
Palm Beach Gardens FL 33410

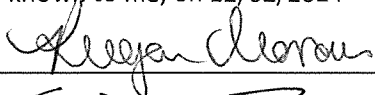
STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

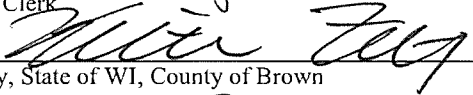
12/02/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 12/02/2024



Legal Clerk



Notary, State of WI, County of Brown

3.7.27

My commission expires

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KAITLYN FELTY
Notary Public
State of Wisconsin

EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
REGULAR BOARD MEETING SCHEDULE
NOTICE IS HEREBY GIVEN that the Eagle Bend Community Development District ("District") will conduct Regular Board Meetings of the Board of Supervisors ("Board") for the purpose of conducting the business of the District that may properly come before the Board. The following meetings will be held at 2:00 p.m. in the offices of Special District Services, Inc. located at 10807 SW Tradition Square, Port St. Lucie, Florida 34987 on the following dates:

- December 19, 2024
- January 30, 2025
- February 27, 2025
- March 27, 2025
- April 24, 2025
- May 29, 2025
- June 26, 2025
- July 31, 2025
- August 28, 2025
- September 25, 2025

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued to a date, time and place to be specified on the record. A copy of the agenda for the meetings may be obtained from the District's website or at the offices of the District Manager, Special District Services, Inc., 10807 SW Tradition Square, Port St. Lucie, Florida.

There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone may be present at the meeting location so that one or more Supervisors may attend the meeting and be fully informed of the discussions taking place.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at 772-345-5119 and/or toll free at 1-877-737-4922 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, who can aid you in contacting the District Office.

Each person who decides to appeal any action taken at a meeting is advised that they will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Meetings may be cancelled from time to time without advertised notice.

EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT
www.eaglebendcdd.org
Pub: December 2, 2024
TCN10800434

**EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING MINUTES
AUGUST 29, 2024**

A. CALL TO ORDER

District Manager Stephanie Brown called the August 29, 2024, Regular Board Meeting of the Eagle Bend Community Development District (the “District”) to order at 2:02 p.m. at the offices of Special District Services located at 10807 SW Tradition Square, Port St. Lucie, Florida 34987.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in *The Press Journal* on May 20, 2024, as legally required.

C. ESTABLISH QUORUM

A quorum was established with the following Supervisors in attendance:

Christopher Dekker, Tom Dekker, and Maria Vieira.

Also in attendance were Frank Sakuma and Stephanie Brown of Special District Services, Inc.; and Attorney Michael Pawelczyk of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public.

F. APPROVAL OF MINUTES

1. April 4, 2024, Special Organizational Meeting Minutes

Mr. Tom Dekker made a **motion**, seconded by Ms. Vieira, approving April 4, 2024, Special Organizational Meeting Minutes, as presented. The **motion** passed unanimously.

**Note At approximately 2:04 p.m., Ms. Brown recessed the Regular Board Meeting and opened the Public Hearing on the Fiscal Year 2024/2024 Final Budget.*

G. PUBLIC HEARING FISCAL YEAR 2023/2024

1. Proof of Publication

Proof of publication was presented which showed that notice of the Public Hearing had been published in *The Press Journal* on August 9, 2024, and August 16, 2024, as legally required.

2. Receive Public Comments on Fiscal Year 2023/2024 Final Budget

There were no comments from the public.

3. Consider Resolution No. 2024-13 Adopting a Fiscal Year 2023/2024 Final Budget

Resolution No. 2024-13 was presented, entitled:

RESOLUTION NO. 2024-13

**A RESOLUTION OF THE EAGLE BEND COMMUNITY
DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2023/2024
BUDGET.**

Mr. Chris Dekker made a **motion**, seconded by Mr. Tom Dekker, adopting Resolution No. 2024-13 Fiscal Year 2023/2024 Final Budget as presented. The **motion** passed unanimously.

**Note At approximately 2:06 p.m., Ms. Brown closed the Fiscal Year 2023/2024 Final Budget Hearing and opened the Public Hearing on the Fiscal Year 2024/2025 Final Budget.*

H. PUBLIC HEARING – FISCAL YEAR 2024/2025

1. Proof of Publication

Proof of publication was presented which showed that notice of the Public Hearing had been published in *The Press Journal* on August 9, 2024, and August 16, 2024, as legally required.

2. Receive Public Comments on Fiscal Year 2024/2025 Final Budget

There were no comments from the public.

3. Consider Resolution No. 2024-14 Adopting a Fiscal Year 2024/2025 Final Budget

Resolution No. 2024-14 was presented, entitled:

RESOLUTION NO. 2024-14

**A RESOLUTION OF THE EAGLE BEND COMMUNITY
DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2024/2025
BUDGET.**

After Board discussion, Mr. Tom Dekker made a **motion**, seconded by Mr. Chris Dekker, adopting Resolution No. 2024-14, Fiscal Year 2024/2025 Final Budget, amended to reflect the decrease of the Developer’s Contribution Revenue line item, and Administrative Expenditure line items. The **motion** passed unanimously.

**Note At approximately 2:19 p.m., Ms. Brown closed Fiscal Year 2024/2025 Final Budget Hearing and resumed the Regular Board Meeting.*

H. OLD BUSINESS

There were no Old Business items to come before the Board.

J. NEW BUSINESS

1. Consider Resolution No. 2024-15 Adopting a Fiscal Year 2024/2025 Meeting Schedule

Resolution No. 2024-15 was presented, entitled:

RESOLUTION NO. 2024-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE BEND CONTROL DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

After Board discussion, Mr. Chris Dekker made a **motion**, seconded by Mr. Tom Dekker adopting Resolution 2024-15 Fiscal Year 2024/2025 Meeting Schedule, amended to reflect the removal of the October 31, 2024, meeting date). The **motion** passed unanimously.

2. Consider Resolution No. 2024-16 Adopting Goals and Objectives

Resolution No. 2024-16 was presented, entitled:

RESOLUTION NO. 2024-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Chris Dekker made a **motion**, seconded by Mr. Tom Dekker, adopting Resolution No. 2024-16 Goals and Objectives, as presented. The **motion** passed unanimously.

3. Consider Appointment of Audit Committee & Approval of Evaluation Criteria

Mr. Chris Dekker made a **motion**, seconded by Mr. Tom Dekker, appointing the Board as the Audit Committee. The **motion** passed unanimously.

Mr. Chris Dekker made a **motion**, seconded by Ms. Vieira , approving the auditor selection evaluation criteria, as presented. The **motion** passed unanimously.

K. ADMINISTRATIVE AND OPERATIONAL MATTERS

There were no Administrative Matters to come before the Board.

L. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further Board Member comments

M. ADJOURNMENT

There being no further business to come before the Board, Mr. Christopher Dekker adjourned the meeting at 2:26 p.m. There were no objections.

Chairperson

Secretary

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Eagle Bend Community Development District (the “District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is hereby approved and adopted by the Board.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 27th day of March, 2025.

ATTEST:

**EAGLE BEND
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chair/Vice Chair

Eagle Bend
Community Development District

**Amended Final Budget For
Fiscal Year 2023/2024
April 4, 2024 - September 30, 2024**

AMENDED FINAL BUDGET
EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
APRIL 4, 2024 - SEPTEMBER 30, 2024

	FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24	AMENDED FINAL BUDGET 10/1/23 - 9/30/24	YEAR TO DATE ACTUAL 10/1/23 - 9/29/24
REVENUES			
O&M Assessments	0	0	0
Developer Contribution	35,975	35,975	35,975
Debt Assessments	0	0	0
Interest Income	0	11	11
Total Revenues	\$ 35,975	\$ 35,986	\$ 35,986
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	0	0
Management	15,000	15,000	15,000
Legal	7,500	9,000	7,673
Assessment Roll	0	0	0
Audit Fees	0	0	0
Arbitrage Rebate Fee	0	0	0
Insurance	6,000	2,014	2,014
Legal Advertisements	2,000	2,000	1,058
Miscellaneous	1,500	500	7
Postage	300	39	39
Office Supplies	1,500	313	313
Dues & Subscriptions	175	125	125
Trustee Fees	0	0	0
Continuing Disclosure Fee	0	0	0
Total Administrative Expenditures	\$ 33,975	\$ 28,991	\$ 26,229
EXPENDITURES			
Maintenance Expenditures			
Engineering/Inspections	2,000	0	0
Miscellaneous Maintenance	0	0	0
Total Maintenance Expenditures	\$ 2,000	\$ -	\$ -
Total Expenditures	\$ 35,975	\$ 28,991	\$ 26,229
REVENUES LESS EXPENDITURES	\$ -	\$ 6,995	\$ 9,757
Bond Payments	0	0	0
BALANCE	\$ -	\$ 6,995	\$ 9,757
County Appraiser & Tax Collector Fee	0	0	0
Discounts For Early Payments	0	0	0
EXCESS/ (SHORTFALL)	\$ -	\$ 6,995	\$ 9,757
Carryover From Prior Year	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 6,995	\$ 9,757

Fund Balance As Of 9/30/2023	
Projected FY 2023/2024 Activity	
Fund Balance As Of 9/30/2024	

\$0
\$6,995
\$6,995

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Eagle Bend Community Development District (the “District”) was established by Ordinance No. 24-004 approved by the Board of St. Lucie County, Florida, effective January 22, 2024; and

WHEREAS, the District Manager has prepared and submitted to the Board of Supervisors (the “Board”) of the District the proposed operating fund budget for Fiscal Year 2025/2026; and

WHEREAS, the Board has considered the proposed operating fund budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT, THAT:

1. The operating fund budget proposed by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit “A”** is hereby approved as the basis for conducting a public hearing to adopt said budget.
2. The public hearing on said approved operating fund budget is hereby declared and set for the following date, hour and location:

DATE: May 29, 2025

HOUR: 2:00 p.m.

LOCATION: 10807 SW Tradition Square
Port St. Lucie, FL 32949

3. The District Manager is hereby directed to submit a copy of the proposed budget to the St. Lucie County at least sixty (60) days prior to the hearing set above.
4. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 2. If the District does not have its own website, the District's Secretary is directed to transmit the approved budget to the managers or administrators of the St. Lucie County for posting on their website.
5. Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 27th day of March, 2025.

ATTEST:

**EAGLE BEND
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Attachment: **Exhibit “A”** Fiscal Year 2025/2026 Budget

Eagle Bend
Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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- I PROPOSED BUDGET
- II DETAILED PROPOSED BUDGET

PROPOSED BUDGET
EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O&M Assessments	0
Developer Contribution	84,625
Debt Assessments	0
Interest Income	0
TOTAL REVENUES	\$ 84,625
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	36,000
Legal	12,000
Assessment Roll	7,500
Audit Fees	4,000
Arbitrage Rebate Fee	650
Insurance	6,000
Legal Advertisements	7,500
Miscellaneous	1,500
Postage	300
Office Supplies	1,500
Dues & Subscriptions	175
Trustee Fees	4,500
Continuing Disclosure Fee	1,000
Total Administrative Expenditures	\$ 82,625
Maintenance Expenditures	
Engineering/Inspections	2,000
Miscellaneous Maintenance	0
Total Maintenance Expenditures	\$ 2,000
TOTAL EXPENDITURES	\$ 84,625
REVENUES LESS EXPENDITURES	\$ -
Bond Payments	0
BALANCE	\$ -
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
O&M Assessments	0	0	0	
Developer Contribution	35,975	56,975	84,625	Developer Contribution
Debt Assessments	0	0	0	
Interest Income	11	0	0	
TOTAL REVENUES	\$ 35,986	\$ 56,975	\$ 84,625	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	15,000	36,000	36,000	\$3,000 X 12 Months
Legal	7,673	7,500	12,000	
Assessment Roll	0	0	7,500	Will Commence In Fiscal Year Following Issuing Of Bond
Audit Fees	0	0	4,000	Will Commence In Fiscal Year 2025/2026 (For 2024/2025 Audit)
Arbitrage Rebate Fee	0	0	650	Will Commence In Fiscal Year Following Issuing Of Bond
Insurance	2,014	6,000	6,000	
Legal Advertisements	1,058	2,000	7,500	
Miscellaneous	7	1,500	1,500	
Postage	39	300	300	
Office Supplies	313	1,500	1,500	
Dues & Subscriptions	125	175	175	Annual Fee Due Department Of Economic Opportunity
Trustee Fees	0	0	4,500	Will Commence In Fiscal Year Following Issuing Of Bond
Continuing Disclosure Fee	0	0	1,000	Will Commence In Fiscal Year Following Issuing Of Bond
Total Administrative Expenditures	\$ 26,229	\$ 54,975	\$ 82,625	
Maintenance Expenditures				
Engineering/Inspections	0	2,000	2,000	Engineers Report To Be Included In Bond Cost Of Issuance
Miscellaneous Maintenance	0	0	0	
Total Maintenance Expenditures	\$ -	\$ 2,000	\$ 2,000	
TOTAL EXPENDITURES	\$ 26,229	\$ 56,975	\$ 84,625	
REVENUES LESS EXPENDITURES	\$ 9,757	\$ -	\$ -	
Bond Payments	0	0	0	
BALANCE	\$ 9,757	\$ -	\$ -	
County Appraiser & Tax Collector Fee	0	0	0	
Discounts For Early Payments	0	0	0	
EXCESS/ (SHORTFALL)	\$ 9,757	\$ -	\$ -	

RESOLUTION 2025-03

A RESOLUTION OF THE EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT DESIGNATING MICHAEL J. PAWELCZYK AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A. AS THE REGISTERED OFFICE

WHEREAS, Section 189.014, Florida Statutes requires that the Eage Bend Community Development District (the "District") designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the "Board"); and

WHEREAS, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

WHEREAS, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

WHEREAS, the Board seeks designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE EAGLE BEND COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.

Section 2. Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

Section 3. The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

Section 4. Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District's Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

Section 5. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 6. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 27th DAY OF March, 2025.

**EAGLE BEND
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chair/Vice-Chair, Board of Supervisors